



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION
ELlicott City Historic District ■ LAWYERS HILL Historic District
3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350
FAX 410-313-3042

May Minutes

Wednesday, May 1, 2019; 7:00 p.m.

The May meeting of the Historic Preservation Commission was held on Wednesday, May 1, 2019 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. Mr. Roth moved to approve the April minutes. Mr. Reich seconded. The motion was unanimously approved.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Beth Burgess, Samantha Holmes, Dan Bennett, Lewis Taylor, Kaitlyn Clifford

PLANS FOR APPROVAL

Consent Agenda

1. MA-18-23c – 8293 Main Street, Ellicott City
2. MA-18-24c – 8293 Main Street, Ellicott City
3. MA-18-43c – 1805 Marriottsville Road, Marriottsville, HO-191
4. HPC-17-67c – 3508 West Gate Drive, Ellicott City, HO-142
5. HPC-19-16 – 8060 Main Street, Ellicott City, HO-98

Regular Agenda

6. HPC-13-38c – 3896 Old Columbia Pike, Ellicott City
7. HPC-19-17 – Vicinity of 3850 New Cut Road to 3776 St. Paul Street
8. HPC-19-18 – 8125 Main Street, Ellicott City
9. HPC-19-19 – Vicinity of Parking Lots B, C, D, E, F, G in Ellicott City. Vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street, 3721 Hamilton Street, Ellicott City
10. HPC-19-20 – Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City
11. HPC-19-21 – 8472 Hill Street, Ellicott City
12. HPC-19-22 – 3626 Church Road, Ellicott City
13. HPC-19-23 – 6132/6150 Hanover Road, Hanover, HO-791
14. HPC-19-24 – 8180 and 8156 Main Street, Ellicott City, HO-69
15. HPC-19-25 – 3956 and 3958 Old Columbia Pike, Ellicott City

OTHER BUSINESS

1. Design Guideline Work Session
2. Administrative Session

CONSENT AGENDA

MA-18-23c – 8293 Main Street, Ellicott City

Final tax credit claim 20.112

Applicant: Angela Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The applicant, Angela Tersiguel, was pre-approved for tax credits to repair and/or replace damaged rotting clapboard siding in-kind, repair glazing on windows as needed, repair front steps, replace hand railings in-kind, replace damaged slates on the mansard roof, and replace the main rubber roof with a new rubber roof through the Minor Alterations/Executive Secretary process in July 2018. The applicant has submitted documentation that \$31,876.10 was spent on eligible, pre-approved work. The applicant seeks \$7,969.03 in final tax credits.

Staff Comments: The cost of the new rubber roof was left out of the application by accident, which totaled \$7,976.10. The work complies with that pre-approved and the cancelled checks and other documentation total \$31,876.10 in eligible expenses, for a tax credit of \$7,969.03.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$7,969.03.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

MA-18-24c – 8293 Main Street, Ellicott City

Final tax credit claim 20.112

Applicant: Angela Tersiguel

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT, the building dates to 1890. The applicant, Angela Tersiguel, was pre-approved for tax credits to fill in the opening for the (former) flush basement door closest to Main Street with stone that matches the foundation through the Minor Alterations/Executive Secretary process in July 2018. The applicant has submitted documentation that \$500.00 was spent on eligible, pre-approved work. The applicant seeks \$125.00 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled check and other documentation total the requested amount.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$125.00.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

MA-18-43c – 1805 Marriottsville Road, Marriottsville, HO-191

Final tax credit claim 20.112

Applicant: Shelly Levey

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-191, Forest View. The applicant, Shelly Levey, was pre-approved through the Executive Secretary process in September 2018 for repairs to the porch, siding, front door, gutters and foundation/basement stairwell. The applicant has submitted documentation that \$12,020.13 was spent on eligible, pre-approved work. The applicant seeks \$3,005.03 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount.

Staff Recommendation: Staff recommends the HPC approve the final tax credit as submitted in the amount of \$3,005.03.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-67c – 3508 West Gate Drive, Ellicott City, HO-142

Final tax credit claim 20.112

Applicant: Vadim Shapiro

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-142, the Old St. John's Rectory. The applicant, Vadim Shapiro, was pre-approved for tax credits for repairs to the structure in case 17-67c in September 2017. The repairs included: HVAC installation of mini-split ductless system and a ducted system, roof repairs and large-scale masonry repairs and rebuilding to the exterior and interior of the structure. The applicant has submitted documentation that \$241,529.19 was spent on pre-approved work. The applicant seeks \$60,382.30 in final tax credits.

Staff Comments: The work complies with that pre-approved and the cancelled checks and other documentation total the requested amount. There is an expense for \$1,500.00 in county permit fees that is not eligible for the tax credit claim, which brings the total eligible amount to \$240,029.19, for a tax credit of \$60,007.30.

Staff Recommendation: Staff recommends the HPC approve the final tax credit in the adjusted amount of \$60,007.30.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-16 – 8060 Main Street, Ellicott City, HO-98

Certificate of Approval for exterior alterations.

Applicant: Bert Wilson

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-98, McLaughlin-Campbell-Laumann Building. According to the Historic Sites Inventory form, the building was constructed circa 1831-1832. The applicant, Bert Wilson, requests a Certificate of Approval and Tax Credit Pre-Approval to install flood windows and doors on the lower level of the building and repoint the granite.

The building sustained damage in the 2016 and 2018 floods. The applicant proposes to install Masterdor Craftsman manufactured flood doors and windows, with reinforced framing, to provide protection from another potential flood. The door will be in the Arden style, which is a 6-paneled two with the option for two lights or two panels at the top. The proposed color for the door is Whitby Jet, a black color, which will match the previously existing and approved door color.

The mortar was damaged in the 2018 flood. The applicant proposes to repoint the granite first floor, with the mortar to match the existing.

Staff Comments: The applicant confirmed that the windows will be a 6:6, to match the previously existing, although the example photo in the application shows 1:1. The replacement windows comply with Chapter 6.H recommendations, “when repair is not possible, replace original windows, frames and related details with features that fit the original openings and are of the same style, material, finish and window pane configuration. If possible, reproduce frame size and profile and muntin detailing.” The new windows will be a different material and the design will be slightly different since these are flood windows, but the color and window pane configuration will match the previously existing. The existing windows are not historic and were replaced after 2009/2010 rehabilitation of the building.

The replacement of the door complies with Chapter 6.G recommendations, “...if documentary evidence of the original doors is available, choose a new door similar to the original. Otherwise, use a door appropriate to the period and style of the building.” The previously existing door was a half-light over two panel and the applicant now proposes to use a 4-panel door with 2 lights at the top. It would be more historically appropriate for the 2 lights to be 2 panels, however, natural light is desired. The new door will also be a flood door and designed to protect the building during a flood event.

Chapter 6.C recommends, “maintain or restore granite buildings, foundations, steps, lintels, sills, fence posts and retaining wall” and “maintain or restore original brick, stone, concrete block or stucco. Make repairs with materials that match the original as closely as possible.” The in-kind repointing of the mortar on the granite complies with the Guidelines.

Staff Recommendation: Staff recommends the HPC approve the application for paneled flood doors with two plain lights at the top, 6:6 flood windows and repointing of the granite. Staff recommends the HPC pre-approve tax credits (20.112 and 20.113) for all work.

Testimony: Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify.

Motion: Ms. Tennor moved to approve. Mr. Roth seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-13-38c – 3896 Old Columbia Pike, Ellicott City

Final tax credit claim 20.112

Applicant: Morris F. Vatz

Background & Scope of Work: This property is not located in a historic district, but is listed on the Historic Sites Inventory as HO-328, the Thompson House. The applicant, Morris F. Vatz, was pre-approved in case HPC-13-38 in September 2013 to paint the house and make repairs to the porch as needed. The applicant has submitted documentation that \$9,800.00 was spent on the work. The applicant seeks \$2,450.00 in final tax credits.

Staff Comments: Staff requested copies of the cancelled checks or receipts that show proof of payment for each item. The applicant replied that the project was paid for in cash and the contractor has since passed away, but that the dates payment was received was noted on the contract.

There is a cost for Item 2 in the tax credit application claim for \$300 to hang a historic door. Staff inquired about the door, which was not part of the pre-approval and the applicant responded that "there was a storm door at the kitchen entry that was destroyed by an icicle and the door was replacement then painted when this job was done."

Staff also asked how the cost of Items 3 and 4 in the application (replace wooden planks and repair front porch columns) was determined since it does not appear to be itemized in the submitted materials and the applicant replied that "There is not a separate invoice for the planks and porch repair. It is part of the existing repairs needed to properly paint the house. I am not asking for extra money this was just part of the itemized list." The invoice also shows other items were added that are not eligible, such as the fence and the back deck and stairs. It is still unclear how the costs were determined for Items 3 and 4 were determined.

Staff Recommendation: Staff recommends the HPC determine if the documentation is sufficient to approve the tax credit.

Testimony: Mr. Shad swore in Morris Vatz. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Vatz stated that some of the work was unknown when the contract was made. He explained the door was damaged by ice. Mr. Vatz addressed the concern regarding proof of payment stating he paid in cash and had the painters signature on the invoice. The Commission discussed the regulations of the guidelines and determined that the additional repairs to the fence, the back deck and stairs could not receive tax credits because they were not previously approved. Ms. Holmes stated that wood repair for the porch was pre-approved, but she was unable to determine how the itemized costs were determined in the application, since those numbers were not specified in the contract. Ms. Holmes stated that the original contract was submitted for the pre-approved scope of work.

Motion: Mr. Roth moved to approve tax credits at 25% of \$7,700 price of the original contract. Mr. Reich seconded. The motion was unanimously approved.

HPC-19-17 – Vicinity of 3850 New Cut Road to 3776 St. Paul Street

Certificate of Approval for repairs.

Applicant: Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District, but does not contain any structures. The applicant, Howard County Department of Public Works, requests a Certificate of Approval to make repairs and alterations along 600 feet on the east side of New Cut Road, south of College Avenue. The repairs are needed for the stabilization of the banks of the New Cut tributary into Ellicott City, which were destabilized in the May 27, 2018 flood. The repairs and alterations include:

- 1) Removal of debris located at the confluence of the New Cut and Tiber/Hudson Branch.
- 2) Construction of two retaining walls.
- 3) A water main replacement.
- 4) Removal of 28 trees that have a diameter breast height (dbh) of 12 inches or greater.

The application contains the following explanation of the necessary repairs:

“The “area 2” wall will be a modular unit wall with a maximum height of 13 feet and an imbricated large stone wall will be constructed in front of the modular wall to retain historic aesthetic. The “area 4” wall is a pile and caisson with precast concrete lagging panel wall with an imbricated wall constructed in front to retain the historic aesthetic. The stream bank along the east side of the New Cut Branch and up to the edge of New Cut Road will need to be fully cleared for access and construction. The area will be re-graded at 1:1.5 to 1: 2 slopes to tie grades in at the shoulder of New Cut Road. These slopes are proposed to be stabilized with class 1 riprap. The visible riprap will be natural rock, river rock or material obtained during the debris removal to retain the historic quality.”

Staff Comments: The removal of trees is proposed so that the stream banks can be stabilized, and the roadway repaired from the damage caused by the May 2018 flood. The Guidelines do not currently address situations such as these. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures.” In this instance, the removal of the live mature trees is needed to repair flood damage that resulted in the collapse of major portions of the roadway and stream banks. Tree T-088 is a 53-inch American Sycamore, but as shown in the application, has been very compromised by the erosion and is located at the base on the stream. Tree T-097 was erroneously marked to be removed in on the chart but is correctly shown in the map to remain. The applicant stated via email that they will be maintaining an old stone structure located adjacent to the wall.

The construction of the retaining walls is necessary to repair the damage from the May 2018 flood. The use of the imbricated wall in front of the two retaining walls complies with Chapter 9.A, “maintain and reinforce natural landscape elements, such as rock outcroppings, water courses...” and Chapter 9.D recommendations, “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

The clearing of the stream is necessary due to the amount of debris that was created from the May 2018 flood and complies with Chapter 9.A recommendations. Main Street is located at the bottom of the stream and this debris would eventually end up downstream and could cause further damage to buildings if not removed.

Staff Recommendation: Staff recommends the HPC approve the application as submitted.

Testimony: Mr. Shad swore in Mark Richmond from the Department of Public Works, Bureau of Environmental Services. Mr. Shad asked if anyone in the audience was in opposition to the case. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Richmond stated he had no comments on the staff report but could speak to any questions the Commission had.

Mr. Richmond explained that DPW will be filling in and tying into the existing grade and explained there will be two sections of wall. Mr. Reich stated that some of the wall elevations are very high and asked if both walls will be imbricated. Mr. Richmond stated both concrete walls will have an imbricated face in front of it.

Mr. Reich said he was trying to get a sense of how these plans change the stream channel and said that the 160 foot wall is being built out in front of the embankment and will make the stream look different. Mr. Richmond explained that due to the 2018 flood damage, it is now a raw earthen wall, so it will look different. He said the overall height of the slope will be the same because there is a set road height.

Ms. Tennor asked how much of the length of the wall will be topped by the chain link fence and what is the extent on the plan. Mr. Richmond referenced sheet 23 of the plan, and said the chain link fence will run the entire length of the wall.

Mr. Reich asked if the tall wall will be visible from the roadway side. Mr. Richmond responded that both walls are along the roadway side, so they would be most visible from across the stream. He said the main point of the project is to keep the road from collapsing and ending up in the channel. Mr. Reich and Mr. Richmond discussed the visibility of the wall from the roadway.

Ms. Tennor referenced sheet 27, stating that the masonry wall has a curve in the top left of the sheet. Mr. Richmond stated that no one would be able to see the curve as the concrete wall will be behind the imbricated wall and explained to the Commission how the sheet piling and concrete lapping strips for the panels would work in the grooves.

Ms. Tennor asked if DPW would be replacing the trees that they will be removing. Mr. Richmond stated not at this time. Mr. Roth asked about Tree #88 being removed from the site. Mr. Richmond explained that the concrete wall will be behind the tree but excavation for the wall will impact the trees roots. He stated the tree will be in the way of the imbricated wall and once the wall is built it will be harder to get to the tree if it falls down or if access for tree maintenance is required.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

HPC-19-18 – 8125 Main Street, Ellicott City

Certificate of Approval for partial demolition

Applicant: Howard County Department of Public Works

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to articles from the Ellicott City Times, the building was constructed in 1926 and was designed by architect Stanislaus Russell of Baltimore. The applicant, Howard County Department of Public Works, requests a Certificate of Approval for a partial demolition of damaged portions of the rear of the building and the temporary stabilization of the remaining portion.

The application contains the following explanation:

This structure suffered severe damage due to the flood of 2018. Much of the rear portion of the building is in structural failure. In order to preserve the “character defining elements” most closely associated with the building, partial removal of the rear of the building is proposed. This application does not seek to remove the entire structure, but seeks to remove portions which are unstable and could further undermine or harm the remainder. The goal of this application is to propose an economically feasible plan to preserve the remainder of the structure per Chapter 12 of the Ellicott City Historic District Design Guidelines, “Demolition and Relocation.”

The rear portion of this building was severely damaged by the 2018 flood and requires immediate attention. The front portion of the building, while currently standing, was also damaged by the flood and stands risk of further potential damage in its current state.

The proposed work includes a base scope of work and four alternate scenarios.

Base Scope

The base scope of work includes the work that must take place:

- 1) Removal of the building between the southern brick wall parallel to the stream channel, to the northern brick wall of the original second floor. Roofing, roof framing, remaining exterior walls on the east and west side of the building over the stream channel, will be removed.
- 2) Removal of the concrete floor deck spanning the stream channel, along with its supporting beams (this floor is currently in structural failure).

The application explains that “a substantial portion of the roof is also in structural failure and at risk of collapse” and that “much of the west wall collapses during the flood and the remaining portion is unsound and at risk of further collapse.”

Alternate 1

Alternate 1 includes removal of the southern brick wall (the rear of the building). The application states that this scenario would be exercised “if it is determined that it is not structurally feasible to preserve the wall as it currently stands. If it is determined that it is not possible to preserve the wall as is in its current state, the wall will be removed, and the existing tiered concrete retaining wall structure to the south will remain.” In this scenario, if the wall must be removed, the windows would be removed from the wall and stored offsite for future re-use.

Alternate 2

Alternate 2 includes removal of the southern (second floor) rear brick wall, including associated support girder and columns. The application explains that the second floor currently appears to be supported by a large steel girder, setting directly below or engaged to the brick wall above and that “of concern at this time is that it appears this major supporting beam and columns above extend slightly over the northern wall of the stream channel.” The application explains that if this structural element extends out into the stream channel, the goal “would be to remove any portion of the building that extends over the stream channel, to reduce the risk of the structure being contacted by water or other debris that could potentially flow downstream in a rain event.”

Alternate 3

Alternate 3 includes constructing a temporary rear building enclosure parallel to the southern stream channel wall. The application explains, “after demolition of the base scope and subsequent approved add-alternates are complete, a temporary building enclosure wall will be constructed at the back of the remaining building parallel to the stream channel. This enclosure will be constructed of dimensional

lumber framing, with plywood facing and intended to solely enclose the remaining building envelope from exposure to adverse weather conditions, namely rain. This enclosure is intended to be solely temporary, to assist with preservation of the remainder of the building, until full engineering and architectural design can be undertaken. The exposed face of the wall will be treated with a fluid-applied weather-resistive barrier, finished in a cream or gray color.”

Alternate 4

Alternate 4 includes constructing a temporary front building enclosure parallel to Main Street at the first floor level. The application explains, “this enclosure will be constructed of dimensional lumber framing, with plywood facing, and intended to solely enclose the remaining building envelope from exposure to adverse weather conditions namely rain...The plan for this enclosure would be to follow the footprint or plan of the original façade as closely as possible. The enclosure would extend from sidewalk level to the underside of the remaining second floor, and permit the removal of the current plywood wall, as well as reconstruction of the full width of the sidewalk...To support the temporary enclosure, a new concrete grade beam or slab will be constructed. This will be held below sidewalk level/below finish floor level, to allow future permanent construction above.” The damaged transom on the east side of the building will be repaired. Unsupported copper roofing/trim and decorative elements will be removed and salvaged for reinstallation later.

Staff Comments: Section 300-306 of the Commission’s Rules of Procedures outlines rules to guide the HPC in review of proposals for the demolition or relocation of structures in historic districts. Section 302 states that before the Commission acts on an application for demolition or relocation, they shall determine whether the structure is a Structure of Unusual Importance, which is defined as:

- 1) Structures deemed by the Commission to be of unusual importance to the Nation, State or County, whose loss would cause great damage to the character and integrity of the historic district.
- 2) Determination that a structure is a Structure of Unusual Importance shall be based on criteria in its adopted guidelines, the testimony of expert witnesses or other documentary evidence presented to the Commission.

Section 303 of the Rules provides applicable guidance, if the Commission determines the structure is of Unusual Importance. Staff recommends the HPC consider the structure to be of Unusual Importance, but acknowledges that request for demolition is the portion of the building over the stream channel. The portion of the building over the stream channel was already rebuilt after the 2016 flood and as shown in the submitted photographs, was severely damaged in the 2018 flood as well. The character defining portion of the building is the front façade, and removal of the proposed portion will aid in the preservation of the façade. The rear wall of the building, which the applicant intends to save if possible, is the only other remaining historic piece of the building aside from the front façade. The removal of the proposed portion over the stream complies with Rule 303.B.1.a, which would benefit the County by removing an impediment in a future flood scenario. The applicant has provided documentation sent from Howard County Department of Inspections, Licenses and Permits that show concerns for the structural stability of the building.

Additional photos of the building conditions after the 2016 and 2018 flood can be found in Addendum A.

Staff Recommendation: Staff recommends the HPC approve the application as submitted for approval of the base scenario and all alternates.

Testimony: Mr. Shad swore in Robert Hollenbeck from the Department of Public Works. Mr. Shad asked if there was anyone in the audience who was in opposition to the application. There was no one in the

audience who was in opposition. Mr. Hollenbeck stated his role with the project as the project manager and explained that the County acquired the building on April 10, 2019, but had gained right of entry before that date and DPW had a team of structural engineers and architects examine the building. Mr. Hollenbeck said there are immediate concerns of the structural integrity and the work currently proposed is to maintain character defining elements that remain intact on the structure and to mitigate the potential for collapse. Mr. Hollenbeck explained the damage that occurred to the building from the 2018 flood and the current condition of the building.

Mr. Hollenbeck explained the base scope of the plan is to remove the portion of the building directly over the stream channel, and depending on the stability of the building there were four alternate scenarios. He explained that some of the alternates may not be structurally necessary, but based on the state of the building they are not able to fully assess whether it is structurally necessary because it is unsafe or it is unknown unless they do destructive demolition that would cause further impact to determine.

Mr. Hollenbeck gave overviews of the alternates. He said that Alternate 1 is the removal of the southern brick wall on the rear of the building, on the far side of the stream channel opposite Main Street. They would like to leave it in place if structurally feasible, but want to seek approval if it is not possible. He said that Alternates 2 and 3 are associated with one another. Alternate 2 includes removing a portion of the brick wall on the second floor of the building at the rear. He said that Alternate 3 includes temporary weathertight enclosure at the rear of the building and would take place after the demolition work. He explained that Alternate 4, is temporary enclosure parallel to Main Street, to replicate the perimeter of the former façade that washed away, which could be in place for a year or two.

Mr. Roth asked if Alternate 4 would be done regardless of the need to do Alternates 1, 2 or 3. Mr. Hollenbeck confirmed that was correct. Mr. Shad asked with Alternate 1, the removal of the southern brick wall, if the intention was to retain the wall if possible. Mr. Hollenbeck stated if it was possible to retain the wall, DPW would do that. Mr. Shad asked what the intended use of the wall would be if it remains. Mr. Hollenbeck stated the Master Plan process could be involved with the treatment of the space in the future and determine if they want the wall to stay, if it does not need to be removed for structural reasons.

Mr. Shad asked if there would be anything built over the stream channel where the building is currently standing. Mr. Hollenbeck stated that nothing would be constructed over the channel.

Mr. Roth stated he felt the plan was a great attempt to save as much of the building as possible. Mr. Reich stated that anything historic that is removed from the building should be saved. Mr. Reich asked what would happen if a flood took place during this process. Mr. Hollenbeck stated that DPW intends to work as quickly as possible to remove the portion of the building that is in danger of collapse. He said he has the contractors lined up and they are ready to start once the Decision and Order is signed and they get approval from DILP.

Mr. Taylor explained to the HPC that there are a few steps the HPC needs to go through before they can make a motion. Mr. Taylor asked if the applicant believed retention of the structure is a threat to public safety. Mr. Hollenbeck said the structure is in danger of collapse, so it is a threat.

Mr. Taylor explained the various findings the Commission needed to make, per the Rules of Procedure.

Mr. Roth stated that the structure is of Unusual Importance, but the work will enhance the value of the building.

Motion: Mr. Roth moved to approve the proposal as submitted on the basis that this is a Structure of Unusual Importance due to its contribution to the Main Street façade and the work proposed preserves the value of the structure by removing damaged elements in danger of collapse and by removing damaged parts of the structure that threaten the structure as a whole. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-19 – Vicinity of Parking Lots B, C, D, E, F, G in Ellicott City. Vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street, 3721 Hamilton Street, Ellicott City

Certificate of Approval to install signs.

Applicant: Kris Jagarapu, Howard County Department of Public Works

Background & Scope of Work: The proposed locations are in the Ellicott City Historic District. The applicant, Kris Jagarapu from Howard County Department of Public Works, requests a Certificate of Approval to install signs in the vicinity of Parking Lots B, C, D, E, F, G and in the vicinity of: 3700 Mulligans Hill Road, 8049 Main Street, 8081 Main Street, 3829 Church Road, 8197 Main Street, 8210 Main Street, 8340 Main Street and 3721 Hamilton Street.

The signs will consist of two types: an informational sign and a high ground sign. The informational sign will be 18 inches wide by 24 inches high, totaling three square feet. The high ground sign will be 12 inches high by 12 inches wide, totaling one square foot. Both signs will be metal signs and will have a yellow/gold background with black text. The informational sign contains instructions regarding the public outdoor emergency alert system and what to do during a flood event. The high ground sign reads on two lines, "high ground" and has an arrow pointing up with the graphic of waves and a person.

The submitted map shows that 14 information signs will be installed, but only 13 are located in the Ellicott City Historic District, as one will be located in Parking Lot A in Oella (Baltimore County). The map shows there will be 15 high ground signs installed.

The map details the installation method of each sign. The signs will not be installed on any buildings; they will either be located on new poles, existing poles, street light poles or on a fence (in one situation).

Staff Comments: Chapter 11.D explains that "the location and design of traffic control signs (e.g. stop signs and speed limit signs) are strictly standardized and do not require Commission review" but that informational signs must be approved. The proposed signs were created specifically to address flooding in Ellicott City and do require HPC approval. The signs comply with Chapter 11.A recommendations, "use simple legible words and graphics" and "keep the letters to a minimum and the message brief and to the point. In many cases, symbols or illustrations that communicate the nature of the business can be used." The signs will only consist of two colors, which complies with Chapter 11.A recommendations to "use a minimum number of colors, generally no more than three."

The application also complies with Chapter 11.D recommendations, "use directional and information signs conservatively, in locations that will maximize their effectiveness. Limit the number of freestanding poles to minimize streetscape clutter." The applicant is using existing poles as much as possible and limiting the installation of new poles when possible.

The high ground sign does not currently have a black border around it, as many other traffic and street signs do, including the proposed information sign. Chapter 11.A states, "trim around the perimeter of a sign adds visual interest."

Staff Recommendation: Staff recommends the HPC approve the application as submitted, but add a black border around the high ground sign.

Testimony: Ms. Shad swore in Kris Jagarapu from the Department of Public Works, Division of Highways. Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Jagarapu stated the DPW in collaboration with Police, Fire and Rescue, and Emergency Management have been working together on this plan of how to notify pedestrians to seek higher ground. The application includes two separate types of signs, but both are black lettering on yellow background, similar to signs installed on county roadways. Mr. Jagarapu explained that there are requirements for colors DPW use and these signs comply with their guidance of colors used for warning traffic control devices. The High Ground Access sign was specifically made for this location. Mr. Jagarapu said that the signs should be simple and easy to understand for pedestrians to comprehend when they see the signs.

Mr. Reich asked where the locations of the signs will be placed. Mr. Jagarapu explained that he included maps with blue and red marked locations in his submittal, the blue representing the larger info sign and the red representing the high ground access sign. Mr. Jagarapu noted that some of the signs will be placed together and that DPW tried to use existing poles to place the signs as much as possible, although in some locations they will need to install new poles. Mr. Jagarapu said that DPW previously converted all of the posts to be of black metal and any new posts will be the same.

Ms. Tennor stated the plan indicates the location of the signs and said that she assumes the photos show the orientation of the sign when it is being looked at. Ms. Tennor suggested that for the Information Sign 1, to move the sign to a location within the parking lot where people would be exiting on foot, as the size of the sign is not readable for vehicles entering the lot. Mr. Jagarapu explained that the location for sign 1 would be banded to the pole closer to the sidewalk so pedestrians walking by can see it. He said the sign will face the way the pedestrians are walking and the idea is to orient the sign so that most pedestrians will see the sign, not the vehicles. Ms. Tennor noted that the base of the sign will be pointed toward the roadway.

Ms. Tennor said that the signs can be simplified as some of the information on them has been repeated. She sketched up a simplified sign for DPW's consideration and Ms. Holmes handed it to the applicant. Mr. Jagarapu explained that there had been multiple versions of the sign that the team came up with. He said the team had to weigh information versus being concise and that most of the suggestions Ms. Tennor came up with were comments that DPW looked into, along with sequencing of the messaging. He said that the signs before the Commission are the consensus of multiple County Departments.

Ms. Tennor stated there are a few instances where stacking three signs high may bring the third sign too low. Mr. Jagarapu stated DPW has rules about sign stacking and requirements to follow with clearances to maintain, for example if one is walking by a sign, that person should not bump into or get hurt by it. He said that DPW picked the locations based on those rules.

Ms. Tennor said that there are sign locations when you will want people to go left versus right and it would be helpful to reverse the graphic so that the image of the man running is going in the direction that you want people to go in order to escape the high water. Mr. Jagarapu stated DPW could consider

that and said the signs are fabricated by in-house staff so developing correctly oriented signs would be easier to control.

Mr. Reich asked about sign clustering where Old Columbia Pike meets Main Street and how that would work. Mr. Jagarapu said DPW would orient the high ground access signs to point pedestrians in the locations they need to go, as the information sign and high ground access sign will be on different posts. Mr. Reich clarified that the south side of the road would point pedestrians to go up to Old Columbia Pike and the north side of the road up to Church Road. Mr. Jagarapu said that was correct.

Ms. Tennor made some comments for DPW to consider on how to achieve the signs being installed in the correct direction. Mr. Jagarapu stated the DPW work orders include specific sign orientation for each sign is required. DPW also does a walk through with the sign crews before the signs are installed.

Ms. Zoren stated she agreed with staff comments about adding a border to the high ground access sign and the directionality of the high ground access signs as Ms. Tennor had pointed out. Ms. Zoren also said the informational sign is wordy and "Flash Flooding" should be bigger if possible, as bigger lettering would catch one's eye. Ms. Zoren suggested a size hierarchy for the lettering on the signs. Mr. Jagarapu stated DPW considered a border around the high ground access sign, but it would make the symbols smaller as the size of the sign will be a standard 12' x 12'. He said that DPW can look at the size of the text with adding the border versus not adding it if it is critical to the application.

Motion: Mr. Roth moved to approve the proposal as submitted with the option of using staff or Commission recommendations. Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-20 – Vicinity of 8333 Main Street to 8267 Main Street, Ellicott City

Pre-Application Advice/Advisory Comments for exterior alterations.

Applicant: Howard County Department of Public Works

Background & Scope of Work: The proposed location is in the Ellicott City Historic District. The applicant, Howard County Public Works, requests Pre-Application Advice/Advisory Comments to replace the sidewalks in the vicinity between 8333 Main Street and 8267 Main Street. The application states:

The County is exploring various options for different concrete patterns, with a final pattern subject to further design and cost considerations. Following the July 2016 flood, Howard County Government replaced damaged sidewalk area with asphalt as temporary measure until longer-term rebuilding decisions could be made...Concrete was identified as a preferred material for greater flood resiliency over pavers.

The application also explains that the Ellicott City Watershed Master Plan effort began in 2017 and that an emerging concept and recommendation from the master planning process was the use of concrete sidewalks.

The sidewalk material within the subject vicinity changes from 1990s brick, asphalt, to a pebbled concrete and back to asphalt. The applicant has supplied a few examples of concrete sidewalks with a small scoring pattern such as a London paver pattern and a larger rectangle scoring pattern.

Staff Comments: As stated in the application, the existing adopted design guidelines do not anticipate flood resilient materials and scenarios. Chapter 10 of the Guidelines recommends, "when opportunities arise, replace concrete sidewalks with bricks along Main Street between Ellicott Mills Drive and the Patapsco River." The brick sidewalks in Ellicott City date to the early 1990s and were only installed in

locations where the property owner agreed to cost share with the County. The remainder of the sidewalks were concrete.

Staff recommends the HPC keep in mind the Guidelines do not account for high velocity floods and the corresponding shear stress on the infrastructure. Staff recommends the HPC consider the following Guideline recommendations when providing advice:

- Chapter 10.A states, "A variety of paving materials can be used as alternatives to asphalt or concrete. The brick sidewalks and crosswalks used along portions of Main Street blend well with the mix of historic building materials. Granite pavers or stone walks would be in keeping with the early Ellicott's Mills period of the historic district's growth. During the later Ellicott City growth period (mid to late 19th century) granite curbs with asphalt block and London Walk pavers would have been used. Use of materials such as these for plazas, parking areas, driveways or walkways will help to provide an appropriate public environment for the historic district."
- Chapter 10.A states, "The concrete sidewalks along Main Street should continue to be replaced with brick when possible. The uniform use of brick for these sidewalks will help to create an identifiable, attractive historic commercial area."
- Chapter 10.A recommends, "For plazas, driveways, parking lots, walkways and other paved areas, use stone or stone-like materials as alternative to asphalt or concrete where practical."
- Chapter 10.C recommends, "Improve consistency in design throughout the historic district for items such as street lights, traffic signals, public signage, trash receptacles, and other street furniture."
- Chapter 9.D states, "The most appropriate design and materials for new walls, driveways and other features depends on the specific context. As a rule, they should be simple in design and require minimal changes to the existing topography and natural features. Simple design will be consistent with historic Ellicott City structures and help new elements to blend with their context...Whenever possible, the materials used should be those used historically in the particular area of the district, especially for features that will be readily visible from a public way."

The recommendation for Chapter 10.C is not directly related to sidewalks, but emphasizes consistency in design, similar to the Guideline for Chapter 10.A which recommends "uniform use" of a material (albeit it recommends brick, which was the movement at the time the current guidelines were written). The previously existing sidewalks consisted of both brick and concrete and was not a consistent design throughout Main Street. The previously existing brick sidewalks were also a modern brick, and not an appropriate historic color.

A review of historic photos shows that a variety of sidewalk materials have existed, such as brick (just barely visible) and concrete. These photos can be seen in Addendum B.

A gray tinted scored sidewalk pattern, as shown in the conceptual and precedent material submitted within the application form would comply with Chapter 10 recommends. The installation of concrete sidewalks at this juncture does not preclude brick sidewalks, or sidewalks of another material being installed, once flood water depths and velocities have been mitigated in the future.

Testimony: Mr. Shad swore in John Seefried from the Department of Public Works and Peter Conrad from the Department of Planning and Zoning. Mr. Shad stated the applicant could proceed with their presentation. Mr. Conrad stated that his presentation was to provide Master Plan process context which started back in the Spring of 2017. He explained that the Master Plan was working to take into consideration the commercial revitalization, design elements, historic preservation, and flood

mitigation. He said the purpose of the Master Plan is to provide a comprehensive community driven vision for rebuilding. This included several focus areas, including portions of Main Street from Ellicott Mills Drive to Maryland Avenue. The team had a series of community workshops and broad spectrum of public engagement throughout the process. Mr. Conrad said the Master Plan will be relaunched in June 2019. He explained the plan was being developed by Mahan Rykiel when the second flood hit. Mr. Conrad stated the Master Plan concepts will include concrete sidewalks and the engineering analysis from the sheer studies data. The sheer studies data show the impact on brick pavers from the velocity of the water. As a result, the County's consultants recommend concrete over pavers for greater resiliency to respond to the sheer stresses. The timeframe to complete the flood mitigation program and flood retention facilities will take several years to put into place. Currently flood damaged sidewalks have been replaced with asphalt. Mr. Conrad stated the County would like to move ahead with replacement of the sidewalks and not wait for completion of the plan and approval.

Mr. Conrad explained that the London paver scoring pattern is being looked using poured concrete. He said that another concept using larger more rectangular scoring pattern is a second option. Ms. Tennor stated she likes the image that shows a contrasting band, as the band breaks up the large expanse of concrete. Mr. Reich agreed with the durability, but asked why they are not using concrete as a base with the brick mortared in place. Mr. Conrad stated the design team found this would be more resilient because over time the brick in the mortar would wear. He said that in most districts, bricks are not mortared into place. Mr. Reich stated his suggestion for more durability would be the use of a concrete slab with mortared brick on top of that. In areas of heavy traffic, concrete aprons always require reinforced steel and expansion joints because that would be more durable. He said that a lot of the photographs the Commission has seen shows concrete breaking, heaving and moving. Mr. Reich stated that reinforced steel would reduce a lot of that destruction. Mr. Reich said major cities with massive traffic use granite curbs.

Mr. Roth stated that the use of granite curbs is in the guidelines. Mr. Reich said that DC has miles of granite. Mr. Reich said the Commission would have to consider the contrast between the sidewalk and other materials. He said that concrete goes with everything, but so does brick with a granite façade. Mr. Reich said that brick adds to the historic character of the district and makes it feel like a different place than downtown Columbia. Ms. Tennor stated a granite curb would also help.

Mr. Roth referenced page 74, Chapter 10 of the Guidelines which recommended replacing sidewalks with brick. He said that the guidelines were clear on the replacement material. Mr. Reich stated that concrete under brick would address stability concerns. Ms. Zoren said that interlocking permeable pavers should be studied to see how they would hold up in flood conditions. Mr. Conrad said that technique has not been recommended or suggested up until this point. Mr. Seefried stated that in terms of resiliency there is a stone bed underneath the pavers, the permeable tables would allow water to pass through and that would not accomplish the resiliency for which they are looking.

Mr. Taylor asked if Mr. Seefried had any information that could explain what would happen to the bricks in the event of a flood. Mr. Seefried said that when brick had been used prior to the 2016 and 2018 floods, the materials washed away. He said that embedding the bricks in concrete is far more resilient, but it would be a challenge to find funds. Mr. Reich stated that a 4-inch slab of sidewalk with 3 inches of brick imbedded would be at least as durable as 4-inch slab of sidewalk. Mr. Seefried stated that when it comes to erosive capacity, the concrete is going to be far more capable of withstanding those forces than the brick over the concrete design because of the way the materials take heating and cooling over time due to the mortar layer. The mortar will take the temperature different than the concrete and Mr. Seefried said he hoped a brick on concrete combination will hold up well for some time but not as well as concrete itself.

Ms. Burgess asked for Mr. Seefried to speak to the maintenance concerns DPW has with brick or pavers as there will be ongoing work under the sidewalk. Mr. Seefried stated there would be costs with replacing brick over time to patch, DPW is worried how well they can replace the brick over time. He said that concrete weathering catches up, but brick does not when you have to buy bricks from a different lot.

Ms. Tennor stated the smaller scoring pattern would be advantageous for access under the material and limit excavation and would be helpful to have scoring lines that are closer. Mr. Seefried agreed closer scoring lines would mean less to patch, replace and match.

HPC-19-21 – 8472 Hill Street, Ellicott City

Certificate of Approval for exterior alterations and retroactive approval.

Applicant: Greg Busch

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1872. The applicant, Greg Busch, requests a Certificate of Approval for:

- 1) The retroactive removal of the historic decorative masonry block wall.
- 2) The installation of two-rail post and rail fence.
- 3) The renovation of the front brick stoop and knee walls. The applicant seeks tax credit pre-approval for the work.

The application explains that the wall was damaged in October 2016 after a water main broke and flooded the street. The application states that the wall was removed in March 2018 as an emergency repair as it had begun to lean precariously. The applicant seeks retroactive approval for the removal of the wall. In place of the wall, the applicant proposes to install a two-rail, post and rail fence. The fence would be located along the street, in the same location as the wall.

The renovation of the front brick stoop will involve removal of the brick knee walls and the two brick steps in front of the landing. The steps would be replaced with salvaged grey granite steps that are 6 feet long by 16 inches wide. The stucco and wood on the house that was damaged by the bricks will be repaired. The brick knee walls have shifted overtime and are damaging the house.

Staff Comments: The removal of the masonry block wall required HPC approval and there was sufficient time between when the damaged and removal occurred to have obtained approval. This was a historic feature and tax credits could have been utilized for its repair, per Section 20.112 of the Code.

Regarding the request for a two-rail post and rail fence, Chapter 9.D states, "a simple, painted picket fence is suitable for many of the district's residences. A basic picket fence has either a half-round or half-octagon shape at the top, which a frame picket fence is topped by a railing. Split rail or post and rail fences are more appropriate in less densely developed areas such as upper Church Road, Sylvan Lane and Park Drive. Solid board fences have been used since colonial times and are currently found enclosing side or rear yards in a few areas of the historic district." The use of a two-rail post and rail fence on Hill Street is not consistent with the guidelines. It is not compatible with the Italianate style of architecture. A white picket fence would be the most compatible fencing type for this house given the location.

Chapter 9.D recommends, "install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct

closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops." Chapter 9.D states the following is considered Routine Maintenance, "installing wood picket fencing, painted white and no more than three feet high, in the side or rear yard of a residence."

Staff Recommendation: Staff recommends the HPC make a retroactive determination for either approval or denial of the wall.

Contingent upon the determination of the wall, Staff recommends the HPC recommend the applicant amend the application to request approval of a white picket fence, rather than a two-rail, post and rail fence.

Testimony: Mr. Shad swore in Greg Busch. Mr. Shad asked if anyone in the audience who was in opposition to the application. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Busch stated that Hill Street and Merryman are a loop and at the crest of that loop he finds that Hill Street is more woodsy and wild, not like the area closer toward Main Street. Mr. Busch said that he is requesting 60 feet of fence, but that he has 100 feet of property facing the street, which is not manicured lawn. Mr. Busch stated that a picket fence would not match with his woodsy aesthetic, as a picket fence is prim and proper.

Ms. Tennor stated it was a shame to have lost the wall, although she understands that it was falling down. She asked for clarification if it was just the picket fence that Mr. Busch didn't like, or the white picket fence with the house. Mr. Busch stated that the fence would look very nice in front of the house, but the back yard is more rustic.

Mr. Reich asked if Mr. Busch needed a fence. Mr. Busch said that he does need a fence as he has two small children, but he would be willing to put in hedges as an obstruction to keep the kids contained. Ms. Tennor asked if a two-rail fence would keep the children in. Mr. Busch said it will act as a barrier.

Ms. Zoren stated she agreed with staff recommendations with the more formal version of some sort of fence. She said the wall was extremely formal, and the Commission should respect the look of the house with a picket fence, a hedge, or a metal rail, but felt the two-rail fence was inappropriate. Ms. Zoren asked if the front stoop was going to be brick. Mr. Busch stated he would be keeping the stoop brick. Ms. Zoren asked if there was brick anywhere else on the house. Mr. Busch stated there was brick on the patio behind the house and on the stairs leading to the parking pad, but the stairs are in disrepair. Ms. Zoren stated that brick might stand out too much and suggested using granite infill or bluestone to make it a better blend, which could be approved by staff.

Mr. Busch asked about putting brick on the sidewalk too. Mr. Busch stated the house across the street has brick sidewalks without mortar, and a granite curb running along the outside. Mr. Busch would like to do something similar. Mr. Busch stated he could put brick on the sidewalk to tie in better. Ms. Zoren stated that may work, having a little bit of brick alone surrounded by white draws one's eye to it. Ms. Holmes said the architectural historian thought the brick stoop was installed in the 1960s. Mr. Busch explained that the front was an addition. Ms. Tennor asked for clarification on the knee walls; she said they are sinking and causing damage and she asked if the Applicant was going to keep them in place. Mr. Busch stated that he was asking to remove the knee walls.

Ms. Tennor asked if Mr. Busch would consider putting a picket fence on a portion of the property line on the front of the house and transitioning to a hedge to get away from the 2-rail fence. Mr. Busch stated he would rather have a wrought iron fence and transition to a hedge. Mr. Reich stated anything but a split rail would be better. Mr. Busch asked about using post and rail. Mr. Reich stated that the

Commission would have a hard time with that and suggested Mr. Busch return with another idea. Mr. Busch suggested a hedge. Mr. Reich asked the type of hedge. The Commission and Mr. Busch discussed the various types of hedges. Ms. Holmes stated a formal boxwood hedge would be more appropriate for the house. Ms. Zoren stated to consider the maintenance of any hedge. Mr. Reich suggested the fence be tabled.

Mr. Taylor asked the applicant if he intended to withdraw the fence application. Mr. Busch said he was unless he could get approval of a holly hedge, and if he proceeded differently, he would come back with another idea. Mr. Taylor advised the fence application could go through the Minor Alterations process. Ms. Holmes requested the Commission's guidance on what type of hedge should be approved. Mr. Roth stated a manicured and noninvasive hedge.

Motion: Mr. Reich moved to approve for modifications for the front stoop with tax credit pre-approval for the stoop work and retroactive approval of the removal of the walls. Mr. Roth seconded. The motion was approved 4 to 1, Mr. Shad opposed.

HPC-19-22 – 3626 Church Road, Ellicott City

Certificate of Approval for exterior alterations. Tax credit pre-approval.

Applicant: Edward Fortunato

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. The applicant, Edward Fortunato, requests a Certificate of Approval and tax credit pre-approval to replace the storm windows and gutters and downspouts.

The proposed storm windows would be Larson Low-E aluminum storm windows in white to replace the silver anodized storm windows on the house. There are 14 windows needed on the first floor and 15 needed on the second floor. Spec sheets of the proposed products were not provided.

The proposed gutters and downspouts would be white 6-inch gutters with a leaf smart gutter protection system from Spectra metals, to replace the existing brown gutters and downspouts. The applicant inquired if K-style gutters could be used to replace the existing half round gutters. Spec sheets of the proposed products were not provided.

Staff Comments: A spec sheet of the proposed storm windows is needed to see the sash pattern. Chapter 6.H recommends, "consider installing interior rather than exterior storm windows if exterior storm windows would significantly detract from the appearance of the building." If the proposed storm windows are 1:1, they would not detract from the building and would comply with the Guidelines.

Chapter 6.E of the Guidelines recommends, "use gutters and downspouts of painted metal of prefinished aluminum in a color consistent with the building's exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building." K-style gutters are a modern gutter and would be a style change from the existing half round gutters. The existing gutters are located along rooflines and blend into the trim. The downspouts are highly visible against the current siding color. Per last month's approval, the siding color will be changed to Wimborne White (an off-white/soft gray) and the white downspouts may still stand out against the new color. One possible solution would be to leave the existing downspouts in place and paint them Wimborne White to match the new siding color.

Staff Recommendation: Staff recommends the HPC approve:

- 1) Replacement storm windows in a 1:1 sash pattern.

- 2) Replacement of the downspouts in gutters in a half round style to match the existing.
- 3) Tax credit pre-approval for the storm windows and half round gutters and downspouts on the historic portion of the house only.

Testimony: Ms. Holmes amended the application per the applicant to retract the request for window replacement, the windows will be painted, and the painting approval falls under the previous months application approval. Ms. Holmes stated the request is to remove the brown downspouts and gutters and replace them with 6" round gutters and down spouts.

Mr. Shad swore in Edward Fortunato. Mr. Shad asked if anyone in the audience wished to present testimony. There was no one in the audience who wanted to testify. Mr. Shad asked if Mr. Fortunato had any corrections or additions to the staff report. Mr. Fortunato stated he agreed with the staff report, he is choosing white as it would match the new paint scheme of the structure.

Motion: Mr. Roth moved to approve the application as amended with items:

- 2) Replacement of the downspouts and gutters in a half round style to match existing
- 3) Tax credit pre-approval for the half round gutters and downspouts on the historic portion of the house only.

Ms. Tennor seconded. The motion was unanimously approved.

HPC-19-23 – 6132/6150 Hanover Road, Hanover, HO-791

Advisory Comments for subdivision with demolition.

Applicant: Robert H. Vogel

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-791, the Taylor House. It is not located in a historic district. The applicant, Robert H. Vogel, requests advisory comments on a proposed new development to be located at 6132 Hanover Road, Hanover. The historic house has a separate address on County GIS and the Historic Sites inventory as 6150 Hanover Road, but this address does not appear in SDAT. According to the Historic Sites Inventory form, the house dates to the 1870s. The Inventory form states:

"The Taylor House is significant under criteria C in the area of architecture. It is one of the last physical reminders of the rural development that came to Hanover in the late 19th century. In addition, its Italianate townhouse style is unique in the Hanover area. Fifty years ago, the Hanover area still retained much of its sleepy rural character and original architecture, but the last twenty years have brought major changes to the area and clustered residential suburban developments have replaced the most original houses and stores. The Taylor House is the last remaining 1870s house fronting on Hanover Road."

The proposed development will be located on 9.049 acres that are zoned R-12. The development will consist of 18 buildable lots. Two structures are proposed to be demolished and no structures will be retained. The other house to be demolished is a rancher that SDAT dates to 1961.

There is an existing 36" specimen tree located to the rear of the house that is marked "to be removed" on the plans. It is unclear if the tree to the right of the house, as seen in Figure 12 above, is also to be removed.

Staff Comments: The house appears to be in the same condition in present day as it was when the Historic Sites Inventory form was prepared in 2003. The Inventory form notes that the owner would not

allow access to the house in 2003, so the interior conditions are unknown; however, the building does appear to have been abandoned and it most likely in poor condition. Staff recommends the HPC recommend the house be documented prior to demolition.

Testimony: Mr. Shad swore in Robert Vogel. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Vogel stated that the Schutt Family is proposing development of the property. Mr. Vogel said the owners will allow staff to have access to the house before demolition takes place to document and the owners will attempt to find people to salvage any materials that are salvageable inside the house.

Ms. Tennor stated this property was a clear case of demolition by neglect. Mr. Reich agreed with Mr. Vogel that the property should be documented before demolition.

HPC-19-24 – 8180 and 8156 Main Street, Ellicott City, HO-69

Certificate of Approval for exterior alterations/

Applicant: Majd Alghatrif

Background & Scope of Work: These two properties are located in the Ellicott City Historic District. The property at 8180 Main Street is listed on the Historic Sites Inventory as HO-69, the Walker House. The building at 8180 Main Street dates circa 1790. The building at 8156 Main Street is not the original structure on the site, but is historic and dates to 1926. The property at 8156 Main Street encompasses the large rock outcropping, which is the subject of the application.

In October 2017 the applicant submitted an application for Certificate of Approval to enlarge the porch. The application was withdrawn at the meeting and the Commission requested the applicant return to the Commission with revised historically accurate plans. The applicant proposes the following:

Proposed work 8180 Main Street

- 1) Extend front porch by 1 foot in depth.
- 2) Extend porch 4 feet past the building to the east to allow for egress from the staircase.
- 3) Pressure treated wood to be used for construction and to remain sealed natural wood.
- 4) Porch railing to be 42 inches high to meet code.
- 5) Restore configuration of stairs based on historic photos.

Proposed work 8156 Main Street

- 1) Build a new deck in the open space behind the big rock.
- 2) Remove a tree.

Staff Comments: Staff finds there is still sufficient information lacking from the application.

Additional information needed

- 1) Historic photos showing stair orientation referenced in the application
- 2) Drawings or actual specs of railing showing the profile of the railing systems.
 - a. Railing
 - b. Balusters
 - c. Columns
 - d. Flooring/decking
 - e. Ceiling treatment from the ground looking up

- 3) A copy of the structural and architectural drawings that will be submitted to DILP for building permits.
 - a. The drawings submitted are conceptual – no details or dimensions provided, which are needed.
 - b. Drawings showing the existing dimensions and proposed dimensions of the porch and deck.
- 4) Information on the tree to be removed including, the specimen, diameter at breast height, a picture of the tree and note the location on a plot or site plan.

The application generally does not comply with the Design Guidelines. Chapter 6.F of the Guidelines states the following is not recommended, “adding or replacing porch features using materials not appropriate to the building’s style. Materials generally not appropriate for historic porch replacements include un-painted pressure treated wood, poured concrete and metal (other than the cast iron porches...)” The proposed pressure treated porch (referred to a deck in the application) does not comply with the Guideline. All components of a porch should be painted, in a color to match the historic structure.

Chapter 6.F recommends, “replace deteriorated features with new materials as similar as possible to the original in material design and finish.” The proposed porch railing system shown in the renderings (railing, balusters, posts/columns) is modern in design and does not reflect what the original material, design or finish would have been. After withdrawing the application in 2017, the Commission asked the applicant to research and submit historically accurate plans and this has not been done.

The application references that the proposed deck is based on a previous recommendation by the committee to create outdoor seating in the back area. However, this was not an HPC recommendation; rather Staff recommended a seating area in back yard of this building, when the applicant first submitted plans to expand the size of the front porch.

Constructing a deck in the style submitted for the rock outcropping at 8156 Main Street does not comply with Chapter 9 of the Design Guidelines as it will not protect an important natural feature that is essential to the character of Ellicott City. Chapter 9.A states:

- “Ellicott City’s natural setting is essential to its character. In projects that involve grading land, clearing vegetation or building new structures, care should be taken to protect and enhance natural features, views of important natural features and the environmental setting of historic buildings.”
- “Preserve the relationship of historic buildings to their sites.”
- “Maintain and reinforce natural landscape elements, such as rock outcroppings, water courses and tree lines.”

More information on the location, size and species of the tree is needed. Chapter 9.B recommends against the “removal of live mature trees, unless it is necessary due to disease or to prevent damage to historic structures” and recommends “retain mature trees and shrubs. Provide for their replacement when necessary.”

Staff Recommendation: Staff recommends the HPC request the application be amended to Advisory Comments and that the applicant return for a Certificate of Approval for the porch expansion at 8180 Main Street when more historic research and permit drawings have been prepared.

Staff recommends the HPC request the application be amended to Advisory Comments, as the proposed deck and staircase on the rock outcropping at 8156 Main Street, in the current design and configuration, does not comply with the Guidelines.

Testimony: Mr. Shad swore in Majd Alghatrif. Mr. Shad asked if the applicant was willing to amend his application to Advisory Comments as opposed to an approval. Mr. Alghatrif stated he was open to Advisory Comments but wanted to take the application as far as he could, if he cannot get approval. Mr. Shad stated it appears the application is lacking based on staff comments. Mr. Shad asked if there was anyone in opposition to this case that would like to testify. There was no one in the audience who wanted to testify. Mr. Shad asked if he had any corrections or additions to the staff report. Mr. Alghatrif stated he tried to go through the staff comments but there had been a misunderstanding on his end. Mr. Alghatrif said he is open to painting the wood, he thought the purpose was not to destroy landscaping by having less intruding colors and thought pressure treated decking would blend in better with the surrounding park-like area. The porch in the front is painted and he is open to keeping it as it is. He thought that blending both of the decks, would be tricky because they are contiguous.

Ms. Holmes clarified that this application was about two separate properties, 8180 Main which corresponded with the front porch and 8156 Main which is the deck over the rock outcropping. Ms. Holmes requested that all conversation refer to the structure at 8180 Main Street as "the porch" and refer to the proposed structure at 8156 Main Street as "the deck."

Mr. Alghatrif stated the porch had two components, for structural repairs because if another flood occurred, the porch would be knocked down and to accommodate people. Mr. Alghatrif said last time he proposed to extend the porch two feet in depth, but thought that one foot might be more acceptable and would alter the proportions of the porch less. He would like to bring the railing height up to Code as the porch cannot currently function as a porch with a 32 inch railing. Mr. Alghatrif pointed out the staircase on the porch is new and a historic photo of the building from the 1970s shows the staircase to the right of the building. Mr. Alghatrif would like to move the staircase back to the right to restore it to the original location. Mr. Alghatrif did not have the photograph with him. Ms. Holmes said the photograph is in the Historic Sites Inventory form.

Ms. Holmes asked if there is a need to move the staircases to the right. Mr. Alghatrif stated that it will be functional access to the deck because the existing staircase cannot continue up the rock.

Mr. Alghatrif summarized the proposed changes to the porch which would include an extension of one foot in depth to the porch and increasing the rail height from 32 inches to 42 inches to meet the Code requirement.

Ms. Tennor and Mr. Alghatrif discussed the existing paths around the building and the proposed staircase. She said the proposed staircase has a very long run of steps and is very intrusive.

Mr. Roth asked where the property line for the two parcels is located. Mr. Alghatrif stated that the path is the property line, but said both buildings are owned by Don Reuwer. Mr. Roth stated the stairs are encroaching on the adjacent property.

Mr. Reich said that the proposal for the front porch does not look original or look like it belongs to the original building. He said that if the applicant rebuilds, then it should be something that looks like it belongs with the history of the building, an example would be the porch at the Howard House, 8202 Main Street. Mr. Alghatrif said that the County Architectural Historian (incorrectly referred to as "the engineer") stated that cast steel was not appropriate for this building. Mr. Reich asked why it was not

appropriate. Mr. Alghatrif said he did not know, but that the Architectural Historian recommended that the material should be wood with a wider base and the planks should go vertical against the building, but said that would be structurally impossible. Ms. Burgess stated that Mr. Short was sharing what was most historically appropriate, like not changing the railing height, and we should not state on record what we believe Mr. Short thinks. Mr. Alghatrif responded that cast steel is not historically appropriate. Ms. Zoren asked for the time period in question. Mr. Reich stated that the building has the same stone as the Howard House and Mr. Alghatrif should check on this. Mr. Alghatrif stated that the building was constructed in 1790 and the Howard House is newer. Mr. Reich said this building most likely did not have a porch in 1790 and was probably just a granite building. Mr. Alghatrif explained there is a reference to the porch in the Inventory form.

Mr. Reich said the wood porch should look more historical. Mr. Alghatrif asked how he could make it look more historically appropriate since the current porch is from 1970's. Mr. Reich said the applicant needs to show the Commission the detail because the current plans are just concept plans. Mr. Reich said they need details on pickets, spacing of the pickets, measured front elevations, details on the columns and the finish on them. Mr. Shad stated the conceptual plans look like a deck found on the back of a house. Ms. Zoren said the posts are shown on the front, which is not historically accurate. Ms. Holmes said the Commission would need the same permit drawings that will be submitted to DILP. Mr. Alghatrif asked again for suggestions to make the drawings more historically appropriate. Mr. Reich stated that Mr. Alghatrif would need to hire an architect that understands historic buildings.

Moving on to the deck at 8156 Main Street, Mr. Alghatrif said the idea was to highlight the rock and have it accessible, and not obscure it. Mr. Shad stated that the deck would be so visible that it would impact the Commission's decision. He said that the material chosen for the back would have to match the front, so it would be seamless and should use the same materials.

Mr. Roth asked if the Commission was providing Advisory Comments or still working on a Certificate of Approval. Mr. Alghatrif stated he was now just seeking Advisory Comments.

Mr. Roth said the HPC needs to consider if the structure is appropriate for the parcel with the rock.

Mr. Reich said the structures did not have to look exactly the same, but need to look like they fit in with the context. Mr. Reich said the applicant needs to explain how the deck that sits on the rock fits in with the texture, scale, overall composition of what goes on along Main Street and how it is not going to detract visually from the other historic structures.

Mr. Reich asked for the size of the deck and Mr. Alghatrif said it is 25'x25'. Mr. Reich stated that the deck could hold about 100 people. Mr. Reich stated that could cause Code issues and Mr. Alghatrif should consult with DILP. Mr. Reich asked if the applicant was proposing another wall to go behind the deck. Mr. Alghatrif clarified that the masonry wall was part of the church. The property in question was 6 feet out and the height of the deck would not obscure the masonry wall. Mr. Alghatrif stated the height of the deck railing would come at the highest point of the soil. Ms. Tennor said that it looks like the footers of the deck would go into the rock.

Mr. Alghatrif said the rock is completely covered with soil and would be working where there is a transition between the rock and soil. He had surveyors look where posts and pillars could go. Mr. Reich stated the rock is a good foundation. Ms. Tennor stated it will impact the appearance from the street. Mr. Alghatrif said he will have a picture of where the posts will go into the rock in the next application. Ms. Burgess said it would be helpful to have a detail provided that shows how the deck will be adhered to or chiseled into the rock.

Mr. Alghatrif asked about one smaller tree and two larger trees that are currently on the site. Ms. Holmes asked if the applicant knew the diameter of the trees at breast height and said to measure at 4.5 feet above ground level. Mr. Alghatrif stated the trees have multiple trunks, so it would be tricky to measure.

Ms. Tennor stated the look of this project would cause a big impact with the stairs starting at street level next to the masonry stair that is attached to the exterior wall. She said it would be a big difference in the street elevation and a huge change from the existing conditions. Ms. Tennor stated he is enlarging the porch a lot and the long wood staircase would not be an asset to the streetscape.

Mr. Roth stated that the project was a bad idea and refers to Guideline recommendation on the "Construction of New Porches and Decks".

Mr. Roth stated the applicant's proposal fails to be consistent with the Guidelines as it is totally incompatible in size and inappropriate. Mr. Roth quoted another section of Guideline that recommended against building a deck on a façade highly visible from a public way. Mr. Roth referenced Chapter 9 of the Guidelines on Landscape and Site Elements and said the rock is a very recognizable feature to the Ellicott City streetscape and it is not appropriate to build a deck on it. Mr. Roth said the view of the rock would be obscured with the deck and ramp built on it. Mr. Roth said that when the deck is built above and behind the rock, the context of the rock is being destroyed to the detriment of the historic district as a whole; which is not compatible with the Guidelines. Mr. Alghatrif stated that based on the recommendations in Chapter 9, regarding giving access to natural sites with walkways and seating, his intent is to highlight the rock. Mr. Roth disagreed, and said it would be destroying the view and perspective of the rock by building the deck on top of it. Ms. Tennor stated she agreed with Commissioner Roth.

Ms. Zoren stated she agreed with Commissioner Roth in terms of rebuilding the existing front porch and keeping the stairs starting in the back in the current configuration as the best way to maintain because it is less visible from Main Street. In order to increase the depth of the porch by a foot, she would need to see a site section showing the relationship to the sidewalk, to the street and the height of the railing. Ms. Zoren stated she was not against the railing being brought up to Code height as long as it is done in an architecturally appropriate manner for the age and style of the porch. Ms. Zoren does not agree with expanding the porch anymore toward the rock than has been done. Ms. Zoren stated for the deck she concurs with the Commissioners previous comments that it would be inappropriate. Ms. Zoren suggested a stone path that is less obtrusive and less visually impacted. Ms. Zoren advises against a two or three-story staircase for the deck as it would be visible from Main Street.

Mr. Shad stated in conclusion he agreed with the previous comments and asked the applicant if he was clear what staff is expecting with a proper application. Mr. Taylor stated that four Commission members have said that based on their understanding of the Guidelines, building a deck on the rock would not be something they would approve, but the porch is a separate question and how to make it usable. Mr. Taylor asked Ms. Zoren and Mr. Roth to clear up comments on the porch. Mr. Taylor asked the Commission to clarify if it was worth the applicant's time pursuing extending the porch by a foot. Ms. Zoren stated she would need to see the plans. Mr. Roth stated he would have a tough time reconciling the expansion due to the Guidelines. Mr. Shad stated if the applicant is making it accessible for use, it is not something that should be on the front of the building as constructed or as proposed. If it is something that the applicant needs to repair to make it usable again in its previous state, that would fall under a maintenance issue.

Mr. Reich stated the front porch could be rebuilt with much better details since it appears to be a 1970s version. Mr. Reich does not think the expansion to the right of the building is needed. Mr. Reich disagreed with the four other Commissioners about the deck on the rock. Mr. Reich said there is nothing wrong with the idea if it is done in a sensitive way, such as being pushed back up against the adjacent church wall, in the grass or built with a stone retaining wall with a cast iron rail and designed it to look like it was part of the context, part of the structure, it might be an advantage and give people another perspective of the rock and of Main Street. Mr. Reich said the applicant would need a much more convincing presentation. Mr. Alghatrif stated his original idea was to have a patio, not a deck, to access the rock. He found that a deck is much easier to build than a patio. Mr. Alghatrif asked if there was any value in having the patio on top of the rock. Ms. Tennor stated she did not want to see the underside of a deck above the rock. The applicant agreed. Mr. Roth stated as long as the patio does not intrude on the landscape it would be reasonable, but would still be difficult to build. Mr. Reich asked for a more detailed plan.

HPC-19-25 – 3956 and 3958 Old Columbia Pike, Ellicott City

Advisory Comments for subdivision with demolition.

Applicant: Agila Sundaram

Background & Scope of Work: The applicant, Agila Sundaram, requests advisory comments on a proposed new development to be located at 3956 and 3958 Old Columbia Pike. These properties are not located in a historic district, or listed on the historic sites inventory, but do contain two historic structures. According to SDAT, the structure at 3956 Old Columbia Pike dates to 1934 and the building at 3958 Old Columbia Pike dates to 1937.

The structure at 3956 Old Columbia (Figure 14) has been significantly altered on the exterior and does not retain any historic integrity in its current form. A large brick façade has been added across the first floor of the historic building and spans into an addition. This house will be retained and will not be demolished. A private drive will be constructed on the east side of the property to provide access to 7 new lots to be located on the lot where 3958 Old Columbia Pike is currently located.

The structure at 3958 Old Columbia Pike (Figure 15) is proposed to be demolished for the subdivision and construction of 7 new lots. This structure has retained its historic integrity and sits on top of a knoll overlooking 4.284 acres.

Staff Comments: The proposed subdivision is located in the Tiber-Hudson Watershed, where there is currently a building moratorium in place. The historic structure to be demolished at 3958 Old Columbia Pike is in very good condition and should be retained. The historic structure could be moved on-site and incorporated into the new development.

Testimony: Mr. Shad swore in Mukesh Kumar and Agila Sundaram. Mr. Shad asked if she had any comments on the staff report. Ms. Sundaram explained this is a very preliminary plan and wanted to make sure they are proceeding in the right direction. She explained that they currently live in one of the historic houses, 3958 Old Columbia Pike, and said it is in need of extensive repairs. She explained that since the house is not a historic structure or in the historic district they wanted to take the house down and build a new one, but wanted to get feedback from the Commission. Ms. Holmes explained that the house is a historic structure even though it is not located in the historic district. She said that the house, 3958 Old Columbia Pike, is not listed on the Historic Sites Inventory, but is eligible for inclusion, and then tax credits could be utilized for its repair and rehabilitation. Ms. Holmes gave a brief overview of the two tax credit programs.

Ms. Sundaram said they are looking at another option to save the house within a subdivision plan. The applicants and staff discussed the tax credit process. Ms. Tennor said the footprint for 3958 is not shown on the plan. Ms. Sundaram said that is because the house was going to be demolished. Mr. Roth recommended keeping the historic house. Ms. Sundaram agreed to come back with another plan to save the structure and receive advice at that time.

OTHER BUSINESS

1) Design Guideline Work Session

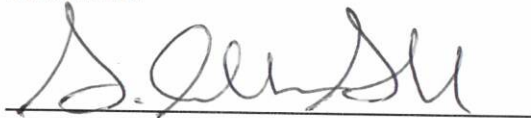
Ms. Tennor recalled a previous case outside of the historic district with multiple signs and colors. She discussed the need for better guidelines for multi-tenant signs and suggested only one color be used, such as a black and white sign. She said environmental graphics should be monotone, especially when there are multiple identities. That case was outside of the district, so design guidelines did not apply. Ms. Tennor said that projecting signs with one below the other, need to be the same width so they all line up.

Mr. Roth moved to go into closed session to discuss precedent with counsel. Mr. Reich seconded. The motion was unanimously approved.

2) Administrative Session

This session occurred in the closed session.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.



Allan Shad, Chair



Beth Burgess, Executive Secretary



Samantha Holmes, Preservation Planner



Kaitlyn Clifford, Recording Secretary